

CITY OF MAPLE VALLEY, WASHINGTON

RESOLUTION NO. R-18-1269

**A RESOLUTION OF THE CITY OF MAPLE VALLEY,
WASHINGTON, AUTHORIZING THE CITY MANAGER TO
EXECUTE A LEASE AGREEMENT WITH MV4 ASSOCIATES
LLC FOR A POLICE SUBSTATION**

WHEREAS, MV4 Associates LLC has constructed an apartment project on Four Corners in the City of Maple Valley called the “Ascend Apt” project; and

WHEREAS, MV4 Associates LLC approached the City of Maple Valley and offered the City to lease a 210-square foot space for a police substation within the Ascend Apt project; and

WHEREAS, MV4 Associates LLC will provide the City with a finished shell, including a restroom, and the City will be responsible for installing paint and carpet; and

WHEREAS, the police substation space will be leased for a term of 10 years at a rental rate of \$1/year; and

WHEREAS, aside from the rent, the City will be responsible its pro-rata share of the building’s operating expenses (taxes, insurance and maintenance) per the terms of the standard form triple net commercial lease agreement; and

WHEREAS, the City will also be responsible for its use of utilities, HVAC related expenses and janitorial services; and

WHEREAS, the City Council desires to enter into a lease agreement with MV4 Associates LLC for a police substation;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY
OF MAPLE VALLEY, WASHINGTON, AS FOLLOWS:**

Authorization. The City Manager is hereby authorized and directed to execute on behalf of the City of Maple Valley a Lease Agreement with MV4 Associates LLC for a police substation. A copy of the Lease Agreement has been filed with the City Clerk and identified with Clerk’s Receiving No. 2808.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE
10TH DAY OF SEPTEMBER 2018.**

CITY OF MAPLE VALLEY

Sean P. Kelly, Mayor

ATTEST:

Shaunna Lee-Rice, City Clerk

APPROVED AS TO FORM:

Patricia Taraday, City Attorney